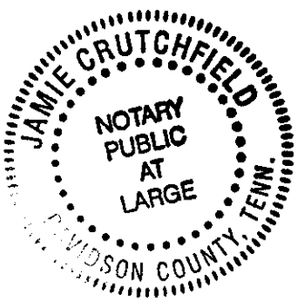
FILED 2005

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 115,000.00

Marie Bradford
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of December, 2004

Jamie Crutchfield
Notary Public:

MY COMMISSION EXPIRES: 3/31/07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Andy Roddick	NEW OWNER	Map 83
1202 Woodland St.		Group 9
Nashville, TN 37206		Parcel 171

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

William Ray Toler and Grady Joe Toler, Devisees of the Estate of Ruth Prosser Toler

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Andy Roddick a/k/a Michael A. Roddick a/k/a Michael Roddick
hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 6, on the Plan of East Edgefield, as of record in Book 21, Page 147, Register's Office for said County.

Said Lot No. 6 fronts 51 feet on the southerly side of Woodland Street and runs back between parallel lines, 175 feet, more or less, to an alley.

Being the same property conveyed to Ruth Prosser Toler by deed from August E. Felhofer and wife, Hazel F. Felhofer, of record in Book 2480, Page 444, said Register's Office. The said Ruth Prosser Toler having since died and devised the property by Will to William Ray Toler and Grady Joe Toler. See Will of record in File #04P-1495, Probate Court of Davidson County, Tennessee.

This conveyance is made subject to: (1) 2004 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Plat Book 21, Page 147, said Register's Office; (3) Sewer Line Easement of record in Book 8066, Page 491, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 1202 Woodland St., Nashville, TN 37206

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 29th day of December, 2004.

Estate of Ruth Prosser Toler

William Ray Toler
By: William Ray Toler, Devisee

Grady Joe Toler
By: Grady Joe Toler, Devisee

Davidson County DEEDWARR
Recvd: 01/07/05 13:19 2 pgs
Fees:13.00 Taxes:425.50

20050107-0002881

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William Ray Toler and Grady Joe Toler, Devisees of The Estate of Ruth Prosser Toler, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they are Devisees of The Estate of Ruth Prosser Toler, and as such Devisees, they are authorized to execute this instrument on behalf of the Estate.

Witness my hand, at office, this 29th day of December, 2004.

My Commission Expires: 01/29/05

Notary Public

PATRICIA NICHOLLS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.